

**Grantee: Hillsborough County, FL**

**Grant: B-08-UN-12-0006**

**October 1, 2010 thru December 31, 2010 Performance Report**

**Grant Number:**

B-08-UN-12-0006

**Obligation Date:****Grantee Name:**

Hillsborough County, FL

**Award Date:****Grant Amount:**

\$19,132,978.00

**Contract End Date:****Grant Status:**

Active

**Review by HUD:**

Reviewed and Approved

**QPR Contact:**

Lanette Glass

**Disasters:****Declaration Number**

NSP

**Narratives****Areas of Greatest Need:**

A. AREAS OF GREATEST NEED: The target areas were developed pursuant to: greatest percentage of home foreclosures; highest percentage of homes financed by a subprime mortgage related loan; and areas identified as the most likely to face a significant rise in the rate of home foreclosures. Hillsborough County will initially target the areas of Orient Park, University of South Florida Area and the Palm River/Clair Mel/Progress Village with secondary target areas opening in late summer of 2009.

**Distribution and and Uses of Funds:**

Proposed Actions: Activity 1: Purchase and Rehabilitation of homes and residential properties that are vacant, abandoned, or foreclosed upon, in order to sell, rent, or redevelop such homes and properties Activity 2: Land Banking of properties in the defined target areas that are vacant, abandoned or foreclosed to facilitate redevelopment for the purpose of providing affordable housing and stabilizing neighborhoods Activity 3: Demolition of Blighted Structures that are not economically feasible to rehabilitate or pose a health/safety threat, may be demolished. Activity 4: Redevelopment; Type: 2301(c)(3)(E); 24 CFR 570.201 (a), (b), (c), (e), (i), (n); National Objective: 24 CFR 570.208(a)(3); Start Date: 2/16/2009; End Date: 7/30/2013; Org: HC Affordable Housing; Location Target Areas; Budget: \$719,680.20. This activity will be to redevelop vacant or blighted properties in order to offer affordable housing opportunities and to stabilize neighborhoods being impacted by abandoned and foreclosed properties. Housing partners will work with the County to initiate construction of affordable housing within a reasonable period of time, as determined by the County, following demolition. Activity 4: Redevelop vacant or blighted properties to offer affordable housing opportunities and to stabilize neighborhoods being impacted by abandoned and foreclosed properties. Activity 5: Administration and Planning Costs to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

**Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$19,132,978.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$19,132,978.00
<b>Program Funds Drawdown</b>	\$2,142,064.07	\$10,732,841.15
<b>Obligated CDBG DR Funds</b>	\$0.00	\$19,136,028.19
<b>Expended CDBG DR Funds</b>	\$0.00	\$11,386,618.48
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$230,273.91	\$608,890.04
<b>Program Income Drawdown</b>	\$0.00	\$378,616.13

## Progress Toward Required Numeric Targets

<b>Requirement</b>	<b>Required</b>	<b>To Date</b>
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$0.00
<b>Limit on Public Services</b>	\$2,869,946.70	\$0.00
<b>Limit on Admin/Planning</b>	\$1,913,297.80	\$702,098.47
<b>Limit on State Admin</b>	\$0.00	\$0.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

<b>National Objective</b>	<b>Target</b>	<b>Actual</b>
<b>NSP Only - LH - 25% Set-Aside</b>	\$4,783,244.50	\$4,933,275.00

## Overall Progress Narrative:

As of the end of December, 63 single family properties, three multifamily rental properties, and one townhome development has been acquired for immediate rehabilitation/development that consists of 14 developed townhomes and 66 vacant lots. The County has land banked four properties, two single family properties, the Town & Country townhome site, and the Foxworth Road site for future development. Cancelled contracts total to date \$47,191.50.

To date, seven of the NSP properties have been sold to eligible homebuyers. A total of 48 of the single family projects have been rehabilitated or are underway. The attached spreadsheet shows a column with the percentage complete on the rehabilitation. Rehabilitation on the remaining 16 will commence after program income is received from the sale of the homes on the market. All specifications for these 16 have been started with most being completed so that once the program income funds are received, the projects will be able to be bid out as soon as possible.

The Housing Partners are marketing their properties and have contracts on four properties. There are 21 properties either completed or close to completion and available for sale. The properties are listed on the AHD's NSP website with links to a flyer or agency website. All of the properties have signs posted on the property, are listed in the Multiple Listing Service and are marketed by each agency at local meetings and events. Also, the agencies are marketing each others properties as well.

AHD is working on a tour of homes, a lunch and learn with the local realtor association, creating a TV spot with the local government channel and having a lenders workshop to market the program in February.

The three multifamily projects funded with NSP1 are:

Sand Dollar Gardens/Housing Friends in Need: A 40 unit complex in the USF Target Area owned and operated by Catholic Charities. This complex is funded with a combination of NSP and Community Development Block Grant-Recovery (CDBG-R) funds. The NSP portion of the rehabilitation will be \$564,731 and the CDBG-R portion will be \$1,447,195 for a rehabilitation cost of \$2,011,926. The remaining costs in the agreement will be for the soft costs, developer's fee, and relocation fees, bringing the total estimated project cost to \$3,402,000. AHD revised the specifications to add the CDBG-R required bid language and the bid was sent to the pool of Contractors on 12/17/10. The bid award is expected in February and the project will commence soon after.

Cedar Point Apartments: a 76 unit complex in the Orient Park Target Area and owned by the Housing Authority of the City of Tampa. Funding in the amount of \$1,806,508 was provided by the NSP funds. AHD has submitted a Major Modification (MM) in August to increase the density from 76 to 84 units and was approved by the Zoning Hearing Master in November. The MM will be submitted to the Board of County Commission for approval in early January of 2011. THA submitted a draft relocation plan to AHD that will permanently relocate the 37 residents at Cedar Pointe. The stormwater study has been completed and the engineer hired by THA is working on the site plan and architectural plans. It is expected that the project will be bid out in late spring.

1213 East 127th Avenue Quadraplex: a quadraplex owned by Florida Home Partnership, Inc. The Developer Funding Agreement and Work Contract have been executed and the project is in permitting. Work is expected to start in the new year.

Lastly, the one partially constructed project, Alexander Woods Townhomes, closed in the County's name on August 18, 2010. This property is an 80-unit townhome development in the Plant City NSP Target area. Fourteen of the units are between 90 and 100% completed. Street, utility, and street light infrastructure is in place. Sixty-six lots are vacant and available for new construction. A Request for Qualifications from the Housing Partners has been completed and has been reviewed by the County Attorney. AHD plans to solicit the RFQ in January 2011. After selection, the Operating Agreement will be completed and presented to the Board of County Commissioners in 2011.

One home sold to an eligible homebuyer from the Gibsonton Target Area at the end of this quarter. 12204 Citrus Leaf Drive, 33534. Homebuyer AMI 104.24%

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Purchase and Rehabilitation	\$1,087,550.26	\$15,721,177.00	\$8,644,854.58
2, Land Banks	\$1,008,645.54	\$1,498,504.00	\$1,385,888.10
3, Demolition	\$0.00	\$0.00	\$0.00
4, Redevelopment	\$0.00	\$0.00	\$0.00
5, Planning and Administration	\$45,868.27	\$1,913,297.00	\$702,098.47
6, Financing Mechanisms	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

## Activities

**Grantee Activity Number:** 102

**Activity Title:** Purchase and Rehabilitation - 51 - 120% AMI

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$6,245,588.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$6,245,588.00
<b>Program Funds Drawdown</b>	\$1,024,989.85	\$5,772,737.33
<b>Obligated CDBG DR Funds</b>	\$0.00	\$6,245,588.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$6,245,588.00
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$230,273.91	\$608,890.04
<b>Program Income Drawdown</b>	\$0.00	\$378,616.13

**Activity Description:**

Acquisition of foreclosed, abandoned, vacant properties in the designated areas for persons 51-120% of AMI.

**Location Description:**

This activity will be carried out in the NSP target areas as referenced in Section A &dash Areas of Greatest Need, These are the University of South Florida area, Orient Park area, Town "N Country are, Plant City area, Gibsonton area, and the Clair Mel/ Progress Village/Palm River area.

**Activity Progress Narrative:**

As of the end of December, 63 single family properties, three multifamily rental properties, and one townhome development has been acquired for immediate rehabilitation/development that consists of 14 developed townhomes and 66 vacant lots. The County has land banked four properties, two single family properties, the Town &lsquoN Country townhome site, and the Foxworth Road site for future development. Cancelled contracts total to date \$47,191.50.

To date, seven of the NSP properties have been sold to eligible homebuyers. A total of 48 of the single family projects have been rehabilitated or are underway. The attached spreadsheet shows a column with the percentage complete on the rehabilitation. Rehabilitation on the remaining 16 will commence after program income is received from the sale of the homes on the market. All specifications for these 16 have been started with most being completed so that once the program income funds are received, the projects will be able to be bid out as soon as possible.

The Housing Partners are marketing their properties and have contracts on four properties. There are 21 properties either completed or close to completion and available for sale. The properties are listed on the AHD&rsquoNSP website with links to a flyer or agency website. All of the properties have signs posted on the property, are listed in the Multiple Listing Service and are marketed by each agency at local meetings and events. Also, the agencies are marketing each others properties as well. AHD is working on a tour of homes, a lunch and learn with the local realtor association, creating a TV spot with the local government channel and having a lenders workshop to market the program in February.

The three multifamily projects funded with NSP1 are:

Sand Dollar Gardens/Housing Friends in Need: A 40 unit complex in the USF Target Area owned and operated by Catholic

Charities. This complex is funded with a combination of NSP and Community Development Block Grant-Recovery (CDBG-R) funds.

Cedar Point Apartments: a 76 unit complex in the Orient Park Target Area and owned by the Housing Authority of the City of Tampa. Funding in the amount of \$1,806,508 was provided by the NSP funds.

1213 East 127th Avenue Quadraplex: a quadraplex owned by Florida Home Partnership, Inc. The Developer Funding Agreement and Work Contract have been executed and the project is in permitting. Work is expected to start in the new year.

Alexander Woods Townhomes, closed in the County's name on August 18, 2010. This property is an 80-unit townhome development in the Plant City NSP Target area. Fourteen of the units are between 90 and 100% completed. Street, utility, and street light infrastructure is in place. Sixty-six lots are vacant and available for new construction. A Request for Qualifications from the Housing Partners has been completed and has been reviewed by the County Attorney. AHD plans to solicit the RFQ in January 2011. After selection, the Operating Agreement will be completed and presented to the Board of County Commissioners in 2011.

One home sold to an eligible homebuyer from the Gibsonton Target Area at the end of this quarter. 12204 Citrus Leaf Drive, 33534. Homebuyer AMI 104.24%.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	45/110
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	39/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	39/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Total Households	0	0	0	0/60	0/35	0/110	0

## Activity Locations

Address	City	State	Zip
12204 Citrus Leaf Drive	Gibsonton	NA	33534

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** 107

**Activity Title:** Cedar Point 25%-49.99%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,760,392.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,760,392.00
<b>Program Funds Drawdown</b>	\$30,944.10	\$930,948.44
<b>Obligated CDBG DR Funds</b>	\$0.00	\$3,760,392.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$939,342.53
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of a 76 unit foreclosed multifamily project. Currently the 25% unit breakdown is 10 one bedroom, 19 two bedroom and 9 three bedroom for a total of 38 units for households below 50% of AMI. The project will undergo a major modification to the zoning to allow for 83 units with one office. 21 units will be one and three bedroom units and 41 units will be two bedroom units. One half of the units will be for households below 50% of AMI (42 units) and the other half for households between 50% and 120% of AMI (41 units). Eight units will be rehabilitated with Public Housing Administration funds.

**Location Description:**

This activity will be carried out in the USF NSP target areas and located at 5409 Temple Palms Avenue, Tampa, FL 33617. It is in CT 105.

**Activity Progress Narrative:**

Cedar Point Apartments: This property closed on July 7, 2010 with Hillsborough County as the interim owner until a Housing Partner was formally approved. The Housing Authority of the City of Tampa (THA) was selected as the owner of the complex. The Operating Agreement was approved by the Board of County Commissioners on August 4, 2010. Funding in the amount of \$1,806,508 was provided by the NSP funds. The closing with THA occurred on August 31, 2010. AHD has submitted a Major Modification in August to increase the density from 76 to 84 units. The increase in units will provide additional cash flow to the project ensuring viability and also will provide an additional mix of 1, 2, and 3 bedroom units. AHD attended the Major Modification (MM) hearing with the Zoning Hearing Master in November. There were no concerns with the MM other than some minor adjustments to the plan. It will be presented for BOCC approval on January 11, 2011. THA submitted a draft relocation plan to AHD that will permanently relocate the 37 residents at Cedar Pointe. The stormwater study has been completed and the engineer hired by THA is working on the site plan and architectural plans. It is expected that the project will be bid out in late spring.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 108

**Activity Title:** Cedar Point 50%-120%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$3,760,392.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$3,760,392.00
<b>Program Funds Drawdown</b>	\$30,944.08	\$930,948.43
<b>Obligated CDBG DR Funds</b>	\$0.00	\$3,760,392.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$939,342.53
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Acquisition of a 76 unit foreclosed multifamily project. Currently the 25% unit breakdown is 10 one bedroom, 19 two bedroom and 9 three bedroom for a total of 38 units for households below 50% of AMI. The project will undergo a major modification to the zoning to allow for 83 units with one office. 21 units will be one and three bedroom units and 41 units will be two bedroom units. One half of the units will be for households below 50% of AMI (42 units) and the other half for households between 50% and 120% of AMI (41 units). Eight units will be rehabilitated with Public Housing Administration funds.

**Location Description:**

This activity will be carried out in the USF NSP target areas and located at 5409 Temple Palms Avenue, Tampa, FL 33617. It is in CT 105.

**Activity Progress Narrative:**

Cedar Point Apartments: This property closed on July 7, 2010 with Hillsborough County as the interim owner until a Housing Partner was formally approved. The Housing Authority of the City of Tampa (THA) was selected as the owner of the complex. The Operating Agreement was approved by the Board of County Commissioners on August 4, 2010. Funding in the amount of \$1,806,508 was provided by the NSP funds. The closing with THA occurred on August 31, 2010. AHD has submitted a Major Modification in August to increase the density from 76 to 84 units. The increase in units will provide additional cash flow to the project ensuring viability and also will provide an additional mix of 1, 2, and 3 bedroom units. AHD attended the Major Modification (MM) hearing with the Zoning Hearing Master in November. There were no concerns with the MM other than some minor adjustments to the plan. It will be presented for BOCC approval on January 11, 2011. THA submitted a draft relocation plan to AHD that will permanently relocate the 37 residents at Cedar Pointe. The stormwater study has been completed and the engineer hired by THA is working on the site plan and architectural plans. It is expected that the project will be bid out in late spring.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/41

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/41	0/41	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 112

**Activity Title:** Sand Dollar 25%-49.99%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

07/19/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,172,883.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,172,883.00
<b>Program Funds Drawdown</b>	\$403.34	\$605,013.23
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,172,883.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$610,545.91
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This project is comprised of 40 two bedroom units that will be rehabilitated for very low, low and moderate renters. The project will also use CDBG-R funds for the rehabilitation. Sixty percent of the units are for very low income households so 24 units will be made available to meet the 25% NSP setaside.

**Location Description:**

This activity will be carried out in the USF NSP target area and located at 12708 N. 19th Street, Tampa, FL 33612 It is CT 108.06 Folio Number 35839.000

**Activity Progress Narrative:**

Sand Dollar Gardens/Housing Friends in Need: This property closed on July 22, 2010, with Catholic Charities Housing, Inc as the new owner. The Operating Agreement was approved by the Board of County Commissioners in July 2010. Funding for the acquisition in the amount of \$990,000 was provided by the NSP funds. Compliance with the Uniform Relocation Act was started and continues until the tenants are relocated. This complex is funded with a combination of NSP and Community Development Block Grant-Recovery (CDBG-R) funds. The NSP portion of the rehabilitation will be \$564,731 and the CDBG-R portion will be \$1,447,195 for a rehabilitation cost of \$2,011,926. The remaining costs in the agreement will be for the soft costs, developer's fee, and relocation fees, bringing the total estimated project cost to \$3,402,000. AHD revised the specifications to add the CDBG-R required bid language and the bid was sent to the pool of Contractors on 12/17/10. The bid award is expected in February and the project will commence soon after.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1

### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

#### **Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

---

**Grantee Activity Number:** 113

**Activity Title:** Sand Dollar 50%-120%

**Activity Category:**

Acquisition - general

**Project Number:**

1

**Projected Start Date:**

07/19/2010

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Purchase and Rehabilitation

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$781,922.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$781,922.00
<b>Program Funds Drawdown</b>	\$268.89	\$403,342.15
<b>Obligated CDBG DR Funds</b>	\$0.00	\$781,922.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$407,030.61
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

This project is comprised of 40 two bedroom units that will be rehabilitated for very low, low and moderate renters. The project will also use CDBG-R funds for the rehabilitation. Forty percent of the units are for very low income households so 16 units will be made available to households above 50% of AMI.

**Location Description:**

This activity will be carried out in the USF NSP target area and located at 12708 N. 19th Street, Tampa, FL 33612 It is CT 108.06 Folio Number 35839.000

**Activity Progress Narrative:**

Sand Dollar Gardens/Housing Friends in Need: This property closed on July 22, 2010, with Catholic Charities Housing, Inc as the new owner. The Operating Agreement was approved by the Board of County Commissioners in July 2010. Funding for the acquisition in the amount of \$990,000 was provided by the NSP funds. Compliance with the Uniform Relocation Act was started and continues until the tenants are relocated. This complex is funded with a combination of NSP and Community Development Block Grant-Recovery (CDBG-R) funds. The NSP portion of the rehabilitation will be \$564,731 and the CDBG-R portion will be \$1,447,195 for a rehabilitation cost of \$2,011,926. The remaining costs in the agreement will be for the soft costs, developer's fee, and relocation fees, bringing the total estimated project cost to \$3,402,000. AHD revised the specifications to add the CDBG-R required bid language and the bid was sent to the pool of Contractors on 12/17/10. The bid award is expected in February and the project will commence soon after.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/1

### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

#### **Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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**Grantee Activity Number:** 202

**Activity Title:** Land Banking for 51-120% AMI

**Activity Category:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

2

**Projected Start Date:**

03/03/2009

**Benefit Type:**

Area Benefit (Survey)

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Land Banks

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,498,504.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,498,504.00
<b>Program Funds Drawdown</b>	\$1,008,645.54	\$1,385,888.10
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,498,504.00
<b>Expended CDBG DR Funds</b>	\$0.00	\$1,445,888.10
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

Two parcels were acquired in the NSP defined target areas and will be maintained to facilitate redevelopment at a later date. Each property will be maintained by the Affordable Housing Department's Land Inventory database to be sold after redevelopment to NSP eligible households or a request for proposals will procure a developer to complete the construction of the affordable housing. Future redevelopment will be for housing for households between 50% and 120% of AMI. The Foxworth property is zoned for 500 units of multifamily units. The El Capitan property is zoned for 44 single family townhome units.

**Location Description:**

This activity will be carried out in the Riverview NSP target area (Foxworth) and the Town "N Country Target area (El Capitan).  
4409 Foxworth Road- Folio: 0738390100  
6799 El Capitan Drive - Folio: 0098650000

**Activity Progress Narrative:**

Town "N Country Vacant Land: This property closed in the County's name on July 30, 2010. This property is a vacant parcel in the Town "N Country NSP target area. Currently the property is zoned RSC-9 and has two land use classifications, RES-6 and RES-20. Calculations for the land use categories and affordable housing density bonus incentives could increase the dwelling units per acre to 45 townhomes, if the proper zoning is pursued. Street and utility infrastructure is in place. A Request for Qualifications is in development however at this time the property will be land banked for future development.

Foxworth Property - Land Banked: This property closed in the County's name on August 31, 2010. This property is a 28+ acre parcel that will be available for multifamily development. AHD will land bank the property until development funding is available.

5212 S. 82nd Street - Land Banked: This property was a single family home acquisition. While under construction the crime in the neighborhood would not allow the construction to continue. AHD made the decision to demolish the existing home and hold the property in the county's name as an infill lot to be developed at a later time.

4712 S. 87th Street &ndash Land Banked: This property is a single family home acquisition. The home will be demolished and the property has been included in the affordable housing inventory for future development.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/544

### Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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**Grantee Activity Number:** 501

**Activity Title:** Planning and Administration

**Activity Category:**

Administration

**Project Number:**

5

**Projected Start Date:**

09/29/2008

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning and Administration

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Hillsborough County Affordable Housing Department

**Overall**

**Oct 1 thru Dec 31, 2010**

**To Date**

<b>Total Projected Budget from All Sources</b>	N/A	\$1,913,297.00
<b>Total CDBG Program Funds Budgeted</b>	N/A	\$1,913,297.00
<b>Program Funds Drawdown</b>	\$45,868.27	\$702,098.47
<b>Obligated CDBG DR Funds</b>	\$0.00	\$1,913,521.19
<b>Expended CDBG DR Funds</b>	\$0.00	\$760,768.91
<b>Match Contributed</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00

**Activity Description:**

To pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, coordination, monitoring, reporting, and direct and indirect charges.

**Location Description:**

Hillsborough County ; Affordable Housing Department 1208 Tech Blvd., Ste. 300 Tampa, FL 33619

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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